

## **OTHER POLICY ISSUES FOR BOARD CONSIDERATION**

**NO NET LOSS** – would need to address initially via comprehensive plan amendment to institutionalize this as Board policy

**TAX DEFERRAL ORDINANCE** – see separate handout

**DIFFERENTIAL FEES** – i.e., non-resident pays more than resident

### **WATER ACCESS IMPACT FEES:**

- Still awaiting more information from Charlotte County on their program; the idea would be that if a waterfront use/marina is eliminated by a conversion to another use, the developer must either (1) pay into a fund for waterfront acquisition, or (2) restore a certain amount of their slips for public use.

### **ZONING AND LAND USE IDEAS**

- **Strengthen comp plan** by adding specific policy language to protect (not just “give priority to”) water-dependent uses: stronger policies would enable the local government to require stronger justification for removing a water-dependent use.
- **Working Waterfront Overlay** – local government could apply this land use/zoning overlay to restrict the use on a property(ies) to a water-dependent use(s).
- **Letters of Interest of Marina Owners** – the idea would be for the County to send out letters of interest to marina owners encouraging them to contact the County if they are thinking about selling (giving us first shot at buying)
- **Moratorium** on conversion to other uses; would require more than the County's involvement to be effective (i.e., other local gov'ts) - it would allow time to figure out how best to address the issue.

### **BUY FUTURE DEVELOPMENT RIGHTS**

- Palm Beach County says that because they only recently (Nov. 2004) passed the \$50 million referendum, they do not yet have a plan in place on exactly what to do with the funds. The buying of development rights has been discussed among staff, but is still only in the early stages of discussion and is not yet being implemented

### **FUNDING CONSIDERATIONS**

- **Grants** – easy enough to explore once we figure out what we're doing – some of the cities are taking advantage of them (e.g., Clearwater)
- **Impact fees** – already discussed – would need an ordinance etc (couldn't do this overnight – Charlotte County is still investigating it)
- **Next penny...**